

51-63-08-36  
410 SPRING VALLEY RD

**W.J. Biedenbach & Associates**  
Surveying and Mapping

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**WEBER FAMILY INVESTMENTS**  
**VOLUME 1078, PAGE 434**  
**AUDITORS PARCEL NUMBER 51-51-63-01-58-000 (PART)**  
**LOT #36**

BEING A PART OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE CENTER OF THE SAID QUARTER TOWNSHIP 3; THENCE SOUTH 86 DEGREES 37 MINUTES 49 SECONDS EAST 510.19 FEET TO AN EXISTING IRON PIN (AXLE) AT THE SOUTHWEST CORNER OF A 26.34 ACRE TRACT CONVEYED TO IVA L. GRAHAM BY DEED RECORDED IN VOLUME 877, PAGE 3 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE WITH THE WEST LINE OF THE SAID GRAHAM TRACT NORTH 07 DEGREES 37 MINUTES 07 SECONDS EAST 1251.02 FEET TO AN EXISTING IRON PIN (AXLE); THENCE CONTINUING WITH THE SAID WEST LINE, NORTH 33 DEGREES 24 MINUTES 04 SECONDS WEST 15.82 FEET TO AN IRON PIN SET, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING THE SAID WEST LINE AND TRAVERSING THROUGH THE WEBER FAMILY INVESTMENTS TRACT THE NEXT THREE COURSES AND DISTANCES:

- 1) SOUTH 61 DEGREES 03 MINUTES 28 SECONDS WEST 288.87 FEET TO AN IRON PIN SET ON THE EAST LINE OF SPRING VALLEY DRIVE;
- 2) WITH THE SAID EAST LINE, NORTH 28 DEGREES 56 MINUTES 32 SECONDS WEST 100.00 FEET TO AN IRON PIN SET;
- 3) LEAVING THE SAID ROAD, NORTH 61 DEGREES 03 MINUTES 28 SECONDS EAST 281.07 FEET TO AN IRON PIN SET ON THE WEST LINE OF THE ABOVE SAID IVA L. GRAHAM TRACT, SAID POINT BEING SOUTH 33 DEGREES 24 MINUTES 04 SECONDS EAST 21.41 FEET FROM AN EXISTING IRON PIN (AXLE); THENCE WITH THE SAID GRAHAM LINE, SOUTH 33 DEGREES 24 MINUTES 04 SECONDS EAST 100.30 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.654 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

**ALSO THE FOLLOWING FIFTY FOOT WIDE INGRESS AND EGRESS EASEMENT**

BEING A PART OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE CENTER OF THE SAID QUARTER TOWNSHIP 3; THENCE SOUTH 86 DEGREES 37 MINUTES 49 SECONDS EAST 510.19 FEET TO AN EXISTING IRON PIN (AXLE) AT THE SOUTHWEST CORNER OF A 26.34 ACRE TRACT CONVEYED TO IVA L. GRAHAM BY DEED RECORDED IN VOLUME 877, PAGE 3 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE WITH THE WEST LINE OF THE SAID GRAHAM TRACT NORTH 07 DEGREES 37 MINUTES 07 SECONDS EAST 1251.02 FEET TO AN EXISTING IRON PIN (AXLE); THENCE CONTINUING WITH THE SAID WEST LINE, NORTH 33 DEGREES 24 MINUTES 04 SECONDS WEST 15.82 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID WEST LINE, SOUTH 61 DEGREES 03 MINUTES 28 SECONDS WEST 288.87 FEET TO AN IRON PIN SET; SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT; THENCE CONTINUING SOUTH 61 DEGREES 03 MINUTES 28 SECONDS WEST 50.00 FEET TO A POINT; THENCE NORTH 28 DEGREES 56 MINUTES 32 SECONDS WEST 255.48 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING NORTH 13 DEGREES 04 MINUTES 41 SECONDS WEST 123.01 FEET) AN ARC DISTANCE OF 124.60 FEET TO A POINT; THENCE NORTH 02 DEGREES 47 MINUTES 11 SECONDS EAST 373.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING NORTH 11 DEGREES 45 MINUTES 19 SECONDS WEST 87.88 FEET) AN ARC DISTANCE OF 88.83 FEET TO A POINT; THENCE NORTH 26 DEGREES 17 MINUTES 49 SECONDS WEST 151.14 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING NORTH 13 DEGREES 36 MINUTES 19 SECONDS WEST 98.87 FEET) AN ARC DISTANCE OF 99.68 FEET TO A POINT; THENCE NORTH 00 DEGREES 54 MINUTES 49 SECONDS WEST 113.63 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET (CHORD BEARING

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NORTH 43 DEGREES 01 MINUTES 22 SECONDS WEST 26.82 FEET) AN ARC DISTANCE OF 29.40 FEET TO A POINT ON THE EAST LINE OF A TRACT CONVEYED TO VELMA P. JOHNSTON BY DEED RECORDED IN VOLUME 524, PAGE 460 OF THE SAID COUNTY RECORDS, SAID POINT BEING NORTH 02 DEGREES 47 MINUTES 11 SECONDS EAST 4.99 FEET FROM AN IRON PIN SET; THENCE WITH THE SAID EAST LINE NORTH 02 DEGREES 47 MINUTES 11 SECONDS EAST 25.01 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 637 (AIRWOOD DRIVE); THENCE WITH THE SAID ROAD, SOUTH 86 DEGREES 18 MINUTES 52 SECONDS EAST 100.00 FEET TO A POINT; THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF LOT NUMBER 1 OF THE WEBER SUBDIVISION, SOUTH 02 DEGREES 48 MINUTES 08 SECONDS WEST 25.00 FEET TO A POINT, PASSING AN EXISTING IRON PIN AT 15.00 FEET; THENCE LEAVING THE SAID WEST LINE, NORTH 86 DEGREES 18 MINUTES 52 SECONDS WEST 10.12 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET (CHORD BEARING SOUTH 46 DEGREES 23 MINUTES 02 SECONDS WEST 29.40 FEET) AN ARC DISTANCE OF 33.03 FEET TO A POINT; THENCE SOUTH 00 DEGREES 54 MINUTES 49 SECONDS EAST 106.40 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING SOUTH 13 DEGREES 36 MINUTES 19 SECONDS EAST 76.90 FEET) AN ARC DISTANCE OF 77.53 FEET TO A POINT; THENCE SOUTH 26 DEGREES 17 MINUTES 49 SECONDS EAST 151.14 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING SOUTH 11 DEGREES 45 MINUTES 19 SECONDS EAST 112.99 FEET) AN ARC DISTANCE OF 114.21 FEET TO A POINT; THENCE SOUTH 02 DEGREES 47 MINUTES 11 SECONDS WEST 373.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING SOUTH 13 DEGREES 04 MINUTES 41 SECONDS EAST 95.68 FEET) AN ARC DISTANCE OF 96.91 FEET TO A POINT; THENCE SOUTH 28 DEGREES 56 MINUTES 32 SECONDS EAST 255.48 FEET TO THE PLACE OF BEGINNING.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923)

BEARINGS ARE BASED ON THE GEODETIC AZIMUTH OF 06 DEGREES 33 MINUTES 58.2 SECONDS BETWEEN U.S.G.S. MONUMENT "IVORY" AND AZIMUTH MARK 2

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6th DAY OF JANUARY 1997.

\_\_\_\_\_  
W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

OFFICE COPY  
NOT RECORDABLE

# SURVEY OF LOT 36

AUDITORS PARCEL NUMBER  
51-51 63-~~54~~-000 (PART)  
**08**

BEARING ARE BASED ON THE GEODETIC AZIMUTH  
OF 06°34'38.2" BETWEEN THE U.S.G.S. MONUMENT  
"IVORY" AND AZIMUTH MARK 2.

## LEGEND

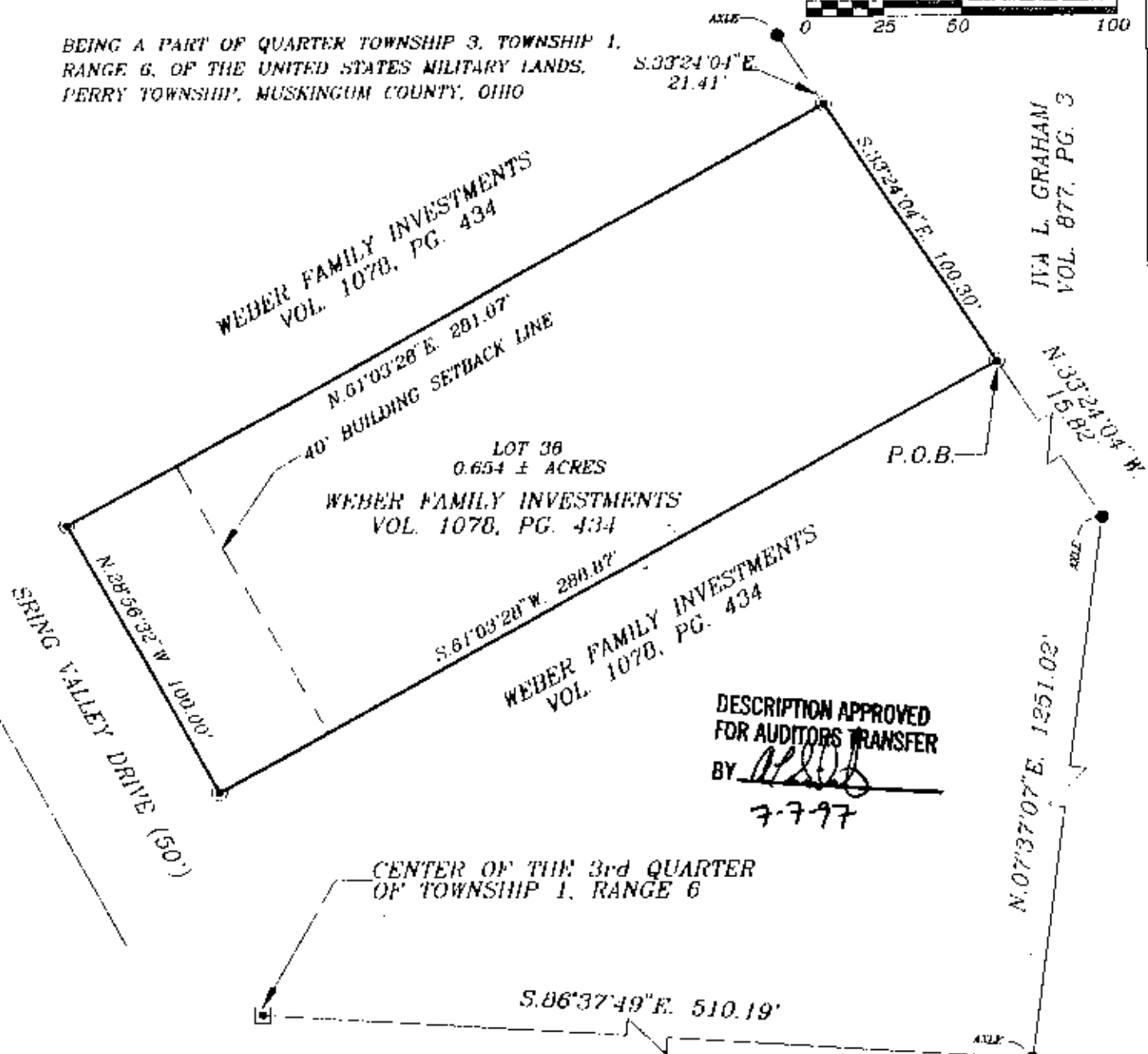
- IRON PIN FOUND
- ⊙ IRON PIN SET  
(5/8" REBAR W/ CAP)
- ANGLE POINTS
- ◻ EXISTING STONE

RESEARCH:  
P. B. 10, PG. 40  
P. B. 13, PG. 5  
VOL. 877, PG. 3  
VOL. 798, PG. 132  
VOL. 1024, PG. 259  
VOL. 1066, PG. 515  
VOL. 512, PG. 1002



SCALE 1"=50'

BEING A PART OF QUARTER TOWNSHIP 3, TOWNSHIP 1,  
RANGE 6, OF THE UNITED STATES MILITARY LANDS,  
PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO



I HEREDY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 6th DAY OF JANUARY, 1997.

**OFFICE COPY**  
**NOT RECORDABLE**

W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(614) 453-4050

DRAWN BY:  
AJS

DATE:  
01-06-97

SCALE:  
1"=50'

CHECKED BY:  
WJB

JOB NO:  
3960

DRAWING NO:  
D:\3960\WEB 36